



41 Heath Road, Timperley, WA15 6BH

Offers in excess of £400,000

Goodmove present this 3 bedroom semi-detached house for QUICK sale on Heath Road, Timperley, Altrincham.

Occupying an enviable location within a quiet cul-de-sac in the catchment area of highly regarded Primary and Secondary Schools and with Timperley Metrolink station a short walk away.

The accommodation briefly comprises entrance hall with stain glass windows, large sitting room, conservatory and kitchen.

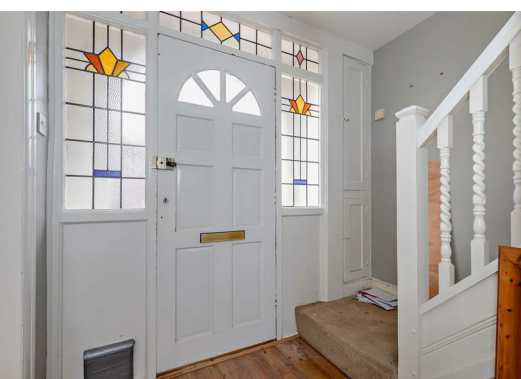
Three bedrooms consisting of 2 doubles and a single and family bathroom/WC to the first floor.

To the front the property benefits from a large driveway with space for multiple cars as well as side access to the garage.

The rear garden is ready for a new owner to put their stamp on and create a beautiful rear space.

The property is within walking distance of Timperley Metrolink station and has views over the bowling green and tennis courts to the rear.

Viewing is highly recommended.



Disclaimer

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Section 21

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
					



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk